

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2013A-B Bond Round**

**PROJECT NAME:** Haciendas Apartments

**SITE LOCATION:** 3806 Marietta Drive  
Indianapolis, Indiana 46235  
Marion County

**PROJECT TYPE:** Rehabilitation  
**PROJECT DESIGNATION:** Family

**APPLICANT:** Urban Offerings, Inc.  
Dean Nucich  
P.O. Box 44127  
Indianapolis, IN 46244  
(317) 723-5088

**PRINCIPALS:** Urban Offerings, Inc.  
Meridian Group, Ltd

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 200  
50% of AMI: 0  
40% of AMI: 0  
30% of AMI: 0  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 48  
Two bedroom: 127  
Three bedroom: 25  
Four bedroom: 0  
Total units: 200

**TOTAL PROJECTED COSTS:** \$16,107,000  
**COST PER UNIT:** \$80,535

**CREDIT REQUESTED:** \$469,480  
**CREDIT RECOMMENDED:** \$469,480  
**BOND VOLUME REQUESTED:** \$8,905,000  
**BOND VOLUME RECOMMENDED:** \$8,905,000  
**CDBG-D REQUESTED:** \$10,000,000  
**CDBG-D RECOMMENDED:** \$10,000,000

**APPLICANT NUMBER:** 2013A-B-001  
**BIN NUMBER:** IN-13-02200  
**CDBG-D NUMBER:** DR1H-012-002  
**SELF-SCORE:** 110  
**IHCDA SCORE:** 109

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**PROJECT NAME:** Penn Street Tower

**SITE LOCATION:** 115 N. Pennsylvania St.  
Indianapolis, Indiana 46204  
Marion County

**PROJECT TYPE:** Rehabilitation  
**PROJECT DESIGNATION:** Family

**APPLICANT:** The Whitsett Group, LLC  
Joe Whitsett  
707 E. North Street, Suite 800  
Indianapolis, IN 46202  
(317) 252-0220

**PRINCIPALS:** TWG GP, LLC

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 43  
50% of AMI: 0  
40% of AMI: 0  
30% of AMI: 0  
Market Rate: 55

**UNIT MIX**

Efficiency: 0  
One bedroom: 70  
Two bedroom: 28  
Three bedroom: 0  
Four bedroom: 0  
Total units: 98

**TOTAL PROJECTED COSTS:** \$20,744,100  
**COST PER UNIT:** \$211,674.48  
**COST PER UNIT EXCLUDING COMMERCIAL & ACQUISITION:** \$175,347.95

**CREDIT REQUESTED:** \$287,321  
**CREDIT RECOMMENDED:** \$287,321  
**BOND VOLUME REQUESTED:** \$18,250,000  
**BOND VOLUME RECOMMENDED:** \$18,250,000

**APPLICANT NUMBER:** 2013A-B-002  
**BIN NUMBER:** IN-13-02300  
**SELF-SCORE:** 109.25  
**IHCDA SCORE:** 103.75

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PROJECT NAME:	Casey Acres
SITE LOCATION:	17830 Casey Road Westfield, Indiana 46074 Hamilton County
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	Herman & Kittle Properties, Inc. Jeffrey L. Kittle 500 E. 96 <sup>th</sup> Street, Suite 300 Indianapolis, IN 46240 (317) 805-1980
PRINCIPALS:	Jeffrey L. Kittle Trust HKPKE, LLC
<b><u># OF UNITS AT EACH SET ASIDE:</u></b>	<b><u>UNIT MIX</u></b>
60% of AMI: 227	Efficiency: 0
50% of AMI: 0	One bedroom: 76
40% of AMI: 0	Two bedroom: 104
30% of AMI: 0	Three bedroom: 48
Market Rate: 25	Four bedroom: 24
	Total units: 252
 TOTAL PROJECTED COSTS:	 \$28,774,279
COST PER UNIT:	\$114,184
 CREDIT REQUESTED:	 \$719,500
CREDIT RECOMMENDED:	\$719,500
BOND VOLUME REQUESTED:	\$17,400,000
BOND VOLUME RECOMMENDED:	\$17,400,000
 APPLICANT NUMBER:	 2013A-B-003
BIN NUMBER:	IN-13-02400
SELF-SCORE:	87.75
IHCDA SCORE:	82.25

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<b>PROJECT NAME:</b>	<b>Franklin Cove II</b>
<b>SITE LOCATION:</b>	<b>3615 S. Franklin Rd. Indianapolis, IN 46239 Marion County</b>
<b>PROJECT TYPE:</b>	<b>New Construction</b>
<b>PROJECT DESIGNATION:</b>	<b>Family</b>
<b>APPLICANT:</b>	<b>Village Capital Corporation Donald Neel 18 NW 4<sup>th</sup> St. Evansville, IN 47708 (812) 429-0550</b>
<b>PRINCIPALS:</b>	<b>Village Capital Corporation</b>
<b><u># OF UNITS AT EACH SET ASIDE:</u></b>	<b><u>UNIT MIX</u></b>
<b>60% of AMI:</b> 64	<b>Efficiency:</b> 0
<b>50% of AMI:</b> 0	<b>One bedroom:</b> 16
<b>40% of AMI:</b> 0	<b>Two bedroom:</b> 32
<b>30% of AMI:</b> 0	<b>Three bedroom:</b> 16
<b>Market Rate:</b> 0	<b>Four bedroom:</b> 0
	<b>Total units:</b> 64
<b>TOTAL PROJECTED COSTS:</b>	<b>\$6,398,705</b>
<b>COST PER UNIT:</b>	<b>\$99,980</b>
<b>CREDIT REQUESTED:</b>	<b>\$182,240</b>
<b>CREDIT RECOMMENDED:</b>	<b>\$182,240</b>
<b>BOND VOLUME REQUESTED:</b>	<b>\$4,400,000</b>
<b>BOND VOLUME RECOMMENDED:</b>	<b>\$4,400,000</b>
<b>APPLICANT NUMBER:</b>	<b>2013A-B-005</b>
<b>BIN NUMBER:</b>	<b>IN-13-02500</b>
<b>SELF-SCORE:</b>	<b>60</b>
<b>IHCDA SCORE:</b>	<b>56</b>

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PROJECT NAME:	Trotters Pointe IV
SITE LOCATION:	2600 Santa Anita Drive Greenwood, IN 46239 Johnson County
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	Village Capital Corporation Donald Neel 18 NW 4 <sup>th</sup> St. Evansville, IN 47708 (812) 429-0550
PRINCIPALS:	Village Capital Corporation
<b><u># OF UNITS AT EACH SET ASIDE:</u></b>	<b><u>UNIT MIX</u></b>
60% of AMI: 24	Efficiency: 0
50% of AMI: 0	One bedroom: 8
40% of AMI: 0	Two bedroom: 8
30% of AMI: 0	Three bedroom: 8
Market Rate: 0	Four bedroom: 0
	Total units: 24
TOTAL PROJECTED COSTS:	\$2,423,715
COST PER UNIT:	\$100,988.12
CREDIT REQUESTED:	\$68,581.00
CREDIT RECOMMENDED:	\$68,581.00
BOND VOLUME REQUESTED:	\$1,625,000.00
BOND VOLUME RECOMMENDED:	\$1,625,000.00
APPLICANT NUMBER:	2013A-B-006
BIN NUMBER:	IN-13-02600
SELF-SCORE:	52.75
IHCDA SCORE:	48.75